

22205

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF
AREA SHOWN ON MAP NO. 5-F.

(As Amended)
(Application No. 22205)
(Common Address: 1633 -- 1649 N. Halsted St.)
[O2023-2284/SO2023-0002193]

RBPD 1581

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, September 14, 2023.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on September 12, 2023, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2023-0002910 for amendment of Municipal Code Chapters 13-72, 17-10, 17-13 and 17-17 regarding electric vehicle supply equipment.

Page 1 also contains two historical landmark fee waivers in the 4th and 43rd Wards.

Pages 1 through 9 contain various map amendments in the 1st, 2nd, 11th, 15th, 16th, 18th, 20th, 25th, 27th, 28th, 30th, 32nd, 33rd, 36th, 39th, 43rd and 44th Wards.

Lastly, page 9 contains various large signs over 100 square feet in area and 24 feet above grade in the 11th, 13th, 22nd, 23rd, 27th, 32nd, 35th, 46th and 47th Wards.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) CARLOS RAMIREZ-ROSA,
Chair.

On motion of Alderperson Ramirez-Rosa, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, O'Shea, Taylor, Mosley, Rodriguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodriguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- Alderperson Knudsen -- 1.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 5-F in the area bounded by:

North Halsted Street; a line 322 feet north of and parallel to West North Avenue; the public alley east of and parallel to North Halsted Street; and a line 508.6 feet north of and parallel to West North Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map Number 5-F in the area bounded by:

North Halsted Street; a line 322 feet north of and parallel to West North Avenue; the public alley east of and parallel to North Halsted Street; and a line 508.6 feet north of and parallel to West North Avenue,

to those of a Residential-Business Planned Development.

SECTION 3. This ordinance shall be in force and effect from and after its passage and publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1581.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1581 (the "Planned Development" or "P.D.") consists of approximately 26,119 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the Applicant, DK Halsted LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans (defined below).

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys

- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with CDOT's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

In addition, as this P.D. is located in a transit-served location with increased needs for pedestrian and cycling connections, the Applicant has agreed to establish and fund an escrow (the "Pedestrian and Cycling Improvements Fund") in the amount of \$300,000 (the "Escrow Amount") prior to the issuance of any building permits. The Pedestrian and Cycling Improvements Fund will fund work to be performed by or at the direction of, and with the approval of, CDOT in the following categories:

- Creation of new or improved bicycle paths and pedestrian connections within half mile of the Property.
- Public plazas and landscape improvements within the public right-of-way.

The Applicant's responsibility shall be limited to depositing the Escrow Amount in the Pedestrian and Cycling Improvements Fund. Any sums remaining in the Pedestrian and Cycling Improvements Fund sixty (60) months following the issuance of a Certificate of Occupancy shall be remitted to the Applicant.

4. This plan of development consists of these 17 Statements; a Bulk Regulations and Data Table, and the following exhibits and plans attached hereto prepared by SGW Architecture and Design (the "Plans"): an Existing Zoning Map; a Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West) dated August 17, 2023, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: dwelling units above the ground floor; vacation rental; shared housing units; eating and drinking establishments; financial services (excluding payday loan stores and pawn shops); food and beverage retail sales; medical service; office; personal service; residential support service; general retail sales; incidental and accessory uses; and parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 26,119 square feet and a base FAR of 5.0.
9. Upon review and determination, "Part II review," pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements to be undertaken in accordance with the Plans, other than Part II approval (per Section 17-13-0610 of the Zoning Ordinance). Further, the Applicant shall be permitted to construct a surface non-accessory parking lot on the Property prior to commencement of construction of the project shown in the Plans.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800 of the Zoning Ordinance. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the

project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the B3-2 Community Shopping District to the B3-5 Community Shopping District and then to this Residential-Business Planned Development, is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in an "inclusionary housing area" within the meaning of the ARO and permits the construction of 131 dwelling units. The Applicant intends to construct a 131-unit rental building (the "Project").

Developers of rental projects in inclusionary housing areas with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under Subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO

rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 26.2 affordable units (20 percent of 131) and half of those affordable units are Required Units. Pursuant to Subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing 20 affordable units in the rental building in the P.D. and making a payment to the Affordable Housing Opportunity Fund in lieu of the establishment of 6.2 affordable units in the amount of \$151,878 per unit for a total payment of \$941,643.60, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI, (y) at least one-third (or 7 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 1 of the 7 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement (the "IHA") in accordance with Subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D. and will constitute a lien against such Property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator of DPD shall initiate a zoning map amendment to rezone the Property to a B3-5 Community Shopping District.

[Levels 2, 3, 4, 5, 6, 7 and 8 Plans; Existing Land-Use Map; Property Line and Boundary Map; Zoning Map; Site Plan; Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 3073 through 3088 of this *Journal*.]

Bulk Regulations and Data Table and ARO Intake Application referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1581.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	34,134.49
Area of Public Rights-of-Way (square feet):	8,015.49
Net Site Area (square feet):	26,119
Maximum Floor Area Ratio:	5.0
Maximum Number of Dwelling Units:	131
Minimum Parking Spaces:	34
Minimum Bicycle Parking:	1 bicycle space for every dwelling unit
Minimum Loading Berths:	1
Maximum Building Height:	105 feet
Minimum Setbacks:	In accordance with plans

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eForm - ARO Intake Application

An official website of the City of Chicago Here's how you know

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HOME FORMS ACCESS LOGOUT

ARO Intake Application

Close

Submission ID: 824098

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://codebook.amalegal.com/codes/chicago/latest/chicago_ii/0-0-0-2598874.

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-105 of the City's Municipal Code](#).

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.12 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.org.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *	Applicant Contact Person *
DK Halsted LLC	Gordon Ziegenhagen
Applicant Email *	Applicant Phone *
gziegen@draperandkramer.com	(312) 795-2232
Applicant Address *	
55 E Monroe, Suite 3900	
Attorney Name *	Attorney Email *
Katie Jahnke Dale	katie.dale@draper.com

Development Information

Development Address:

From *	To	Direction *	Street Name *
1633	1649	N	HALSTED
Zip Code *	Ward *	ARO Zone *	
606148640	2	ARO Inclusionary A	
Development Name *	If you are working with a Planner at the City, what is his/her/their name?		
1633 N Halsted	Kathryn Hurd		
Zoning Application Number (if applicable)	Council Introduction Date *		
22205	6/21/2023		

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eForm - ARO Intake Application

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Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

Yes No

ARO Trigger *

Zoning Entitlement

Development Type *

Rental

Total Units *

131

Is your Project in a Transit Served Location? *

Not TSL - or FAR doesn't exceed 3.5.

Estimated date marketing will begin *

12/1/2025

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

9/1/2024

ARO Requirements

ARO Option

20% at 80% average AMI

16% at 50% average AMI

13% at 40% AMI

10% at 30% AMI

ARO Option

20% at 100% AMI

16% at 80% AMI

ARO Option *

10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *

10% AT A WEIGHTED AVERAGE OF 100% AMI

8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units

Required *

26.2

Minimum On-Site

Units *

7

Maximum Units Paid

For In-Lieu *

13

Proposed On-Site

Units *

20

Proposed Off-Site

Units *

0

Proposed In-Lieu

Units *

6.2

In-Lieu Amount

Owed *

\$941,643.60

On-Site Units To

CLHITF or CHA *

0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows:
[fractional unit] x [applicable in lieu fee].

Off Site Address:

From

To

Direction

Street Name

Select Off-Site I

Select Off-Site Street Name

Zip Code

Ward

ARO Zone

Off-Site Type

Select Off-Site Type

Off-Site Admin Fee

\$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet *

ARO Affordable Unit Details and Square Footage - GZ UPDATED.xlsx

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eForm - ARO Initial Application

Dimensioned Floor Plans with affordable units highlighted

23-0613_Halsted 1633 N_Proposed ARO Units AND Type A Units.pdf

If ARO units are CLHITF or CHA, attach signed acceptance letter

If off-site units are new construction, attach:

- a. Schematic and design development drawings for on-site units
- b. Schematic and design development drawings for off-site units

If off-site units are rehab, please attach the following documents:

- a. Schematic and design development drawings for on-site units
- b. Schematic and design development drawings for off-site units
- c. A Physical Needs Assessment (PNA)
- d. Surveys
- e. Outstanding code violations
- f. Scope of work and estimated cost of renovations

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Signature

Developer or their Agent *

Katie Jahnke Dale



8/18/2023

ARO Project Manager, DOH

Summary Work Log

Submission Date: 07/12/2023 09:21:21 AM

Applicant Amended Date:

Admin Amended Date:

Admin Amended By:

Admin Amended Justification:

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Project Name	1633 - 1649 N. Halsted
Zoning Application number, if applicable	12206
Address	1633 N. Halsted
Is this a For Sale or Rental Project?	Rental
Anticipated average gross rent/price**	
Total Units in Project	131
Total Affordable Units	20

25.3 Required - 20 units + 6.2 in-laws

Summary							
unit type	market rate			ARO			
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	affordable u. market square footage*
studio	20	9%	509	2	10%	495	87%
one-bed	77	60%	743	14	10%	700	94%
two-bed	22	20%	1,026	4	10%	1,017	99%
three-bed	1	2%	1,827	0	0%	0	0%
four-bed	0	0%	0	0	0%	0	0%

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).

**the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines.

All projects with proposed ARO units must complete this tab		
	Market Rate Units	Affordable Units
Parking	indoor	indoor
Laundry	in-unit	in-unit
Appliances	new, EnergyStar, stainless steel	new, EnergyStar, stainless steel
Refrigerator	new, EnergyStar, stainless steel	new, EnergyStar, stainless steel
age/energyStar/make/model/color		
Dishwasher	new, EnergyStar, stainless steel	new, EnergyStar, stainless steel
age/energyStar/make/model/color		
Stove/Oven	new, EnergyStar, stainless steel	new, EnergyStar, stainless steel
age/energyStar/make/model/color		
Microwave	new, EnergyStar, stainless steel	new, EnergyStar, stainless steel
age/energyStar/make/model/color		
Bathroom(s)	Studio - 1 Bath	Studio - 1 Bath
how many?	1 Bed - 1 Bath	1 Bed - 1 Bath
Half bath? Full bath?	2 Bed - 2 Baths	2 Bed - 2 Baths
	3 Bed - 3 Baths	3 Bed - 3 Baths
Kitchen countertops material	Quartz	quartz
Flooring material	luxury vinyl tile	luxury vinyl tile
HVAC	fan-coil unit	fan-coil unit
Other		

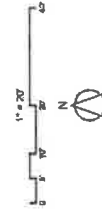
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**DRAPER
& KRAMER**



1649 N HALSTED ST
CHICAGO, IL 60614

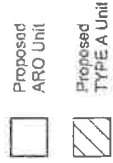


LEVEL 2 PLAN

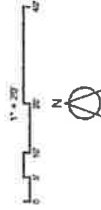
MAY 23, 2023

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

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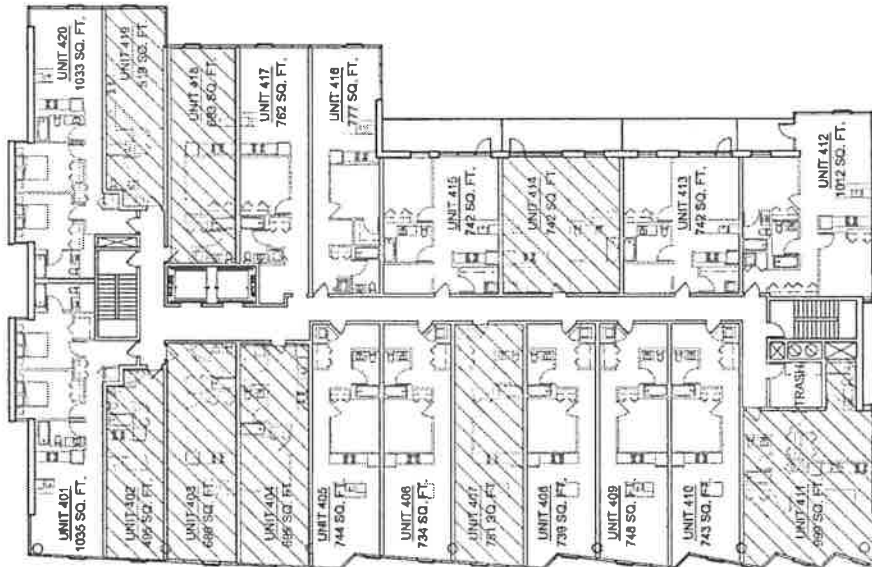
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CHICAGO, IL 60614



LEVEL 4 PLAN

MAY 23, 2023

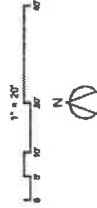
DRAPER & KRAMER ARCHITECTS, P.C. 1000 N. LAKE ST. CHICAGO, IL 60610



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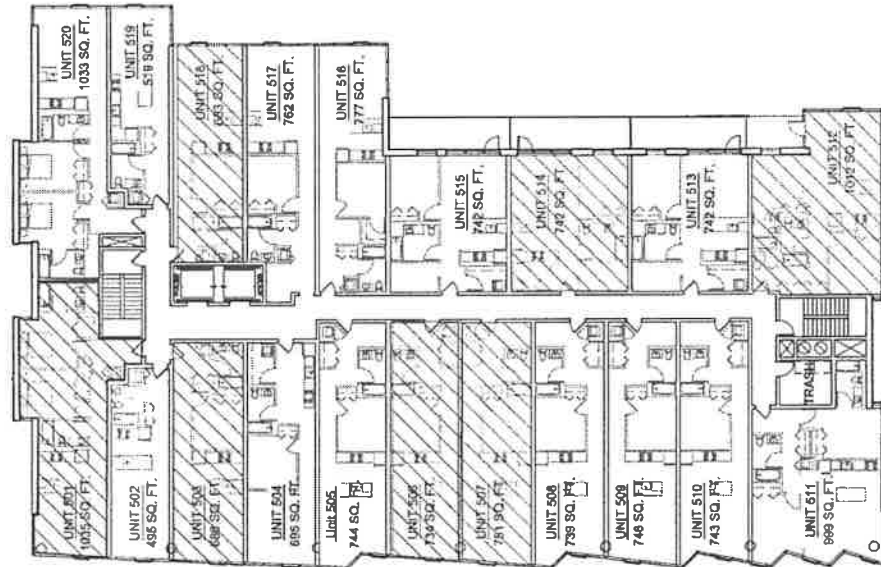
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CHICAGO, IL 60614



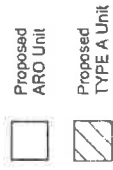
LEVEL 5 PLAN

MAY 23, 2023

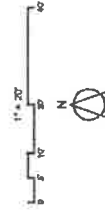
DESIGNED BY: DRAPER & KRAMER, INC. 1100 N. LAKE STREET, CHICAGO, IL 60610-4001



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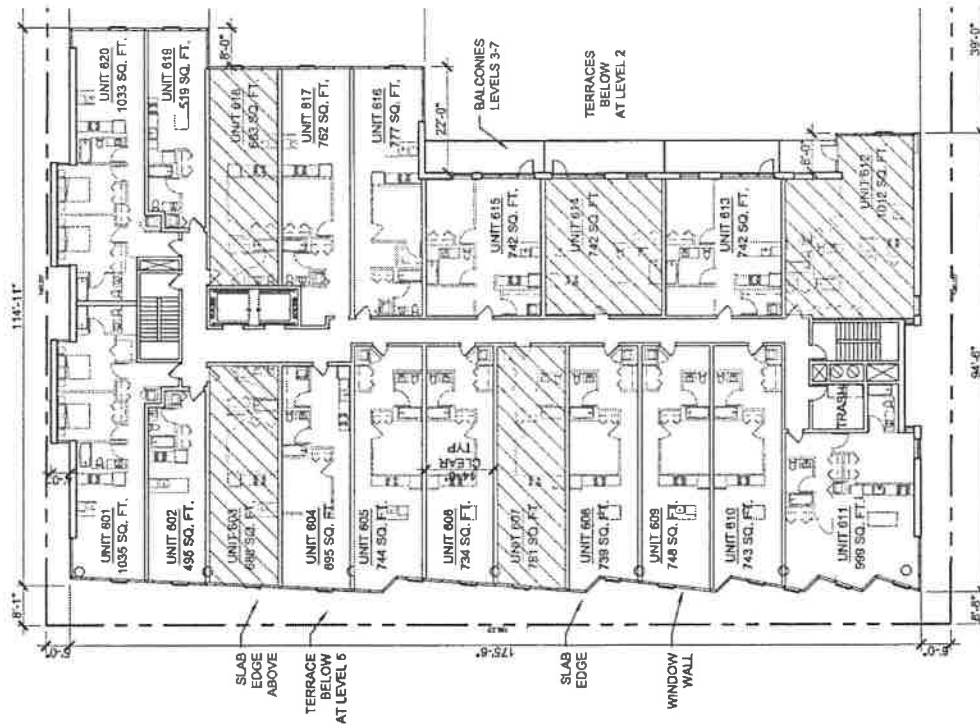


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CHICAGO, IL 60614



LEVEL 6 PLAN

MAY 23, 2023



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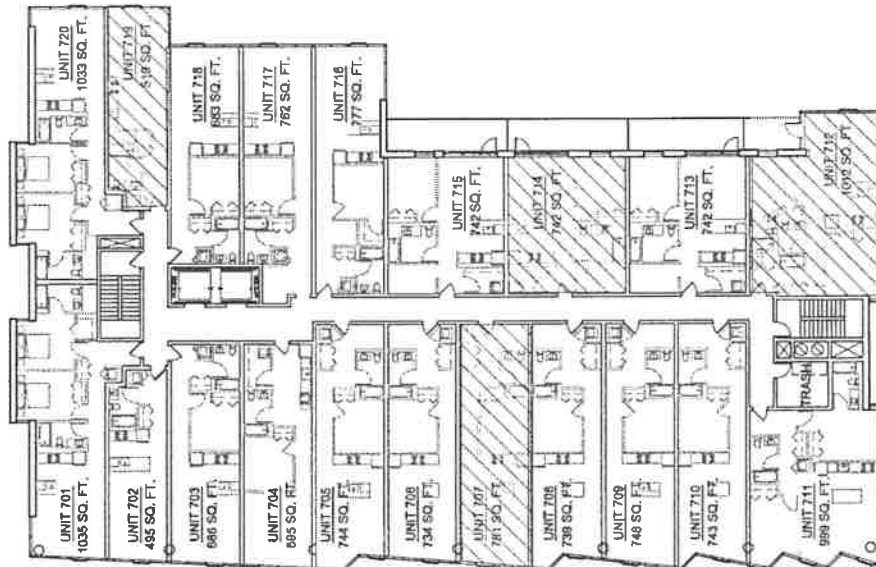
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LEVEL 7 PLAN

MAY 23, 2023

CHICAGO DEPARTMENT OF PLANNING

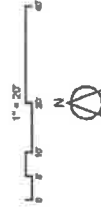


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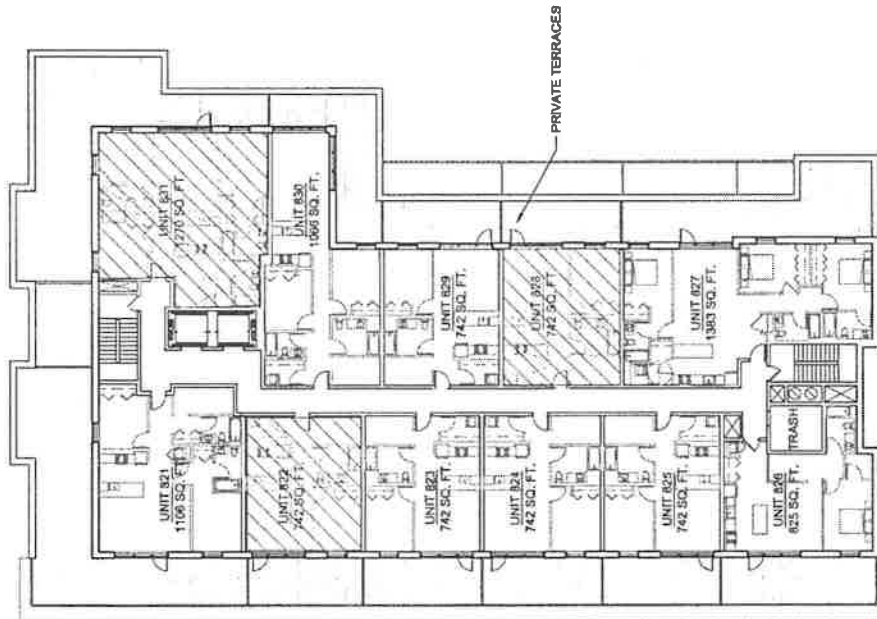
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-  Proposed TYPE A Unit

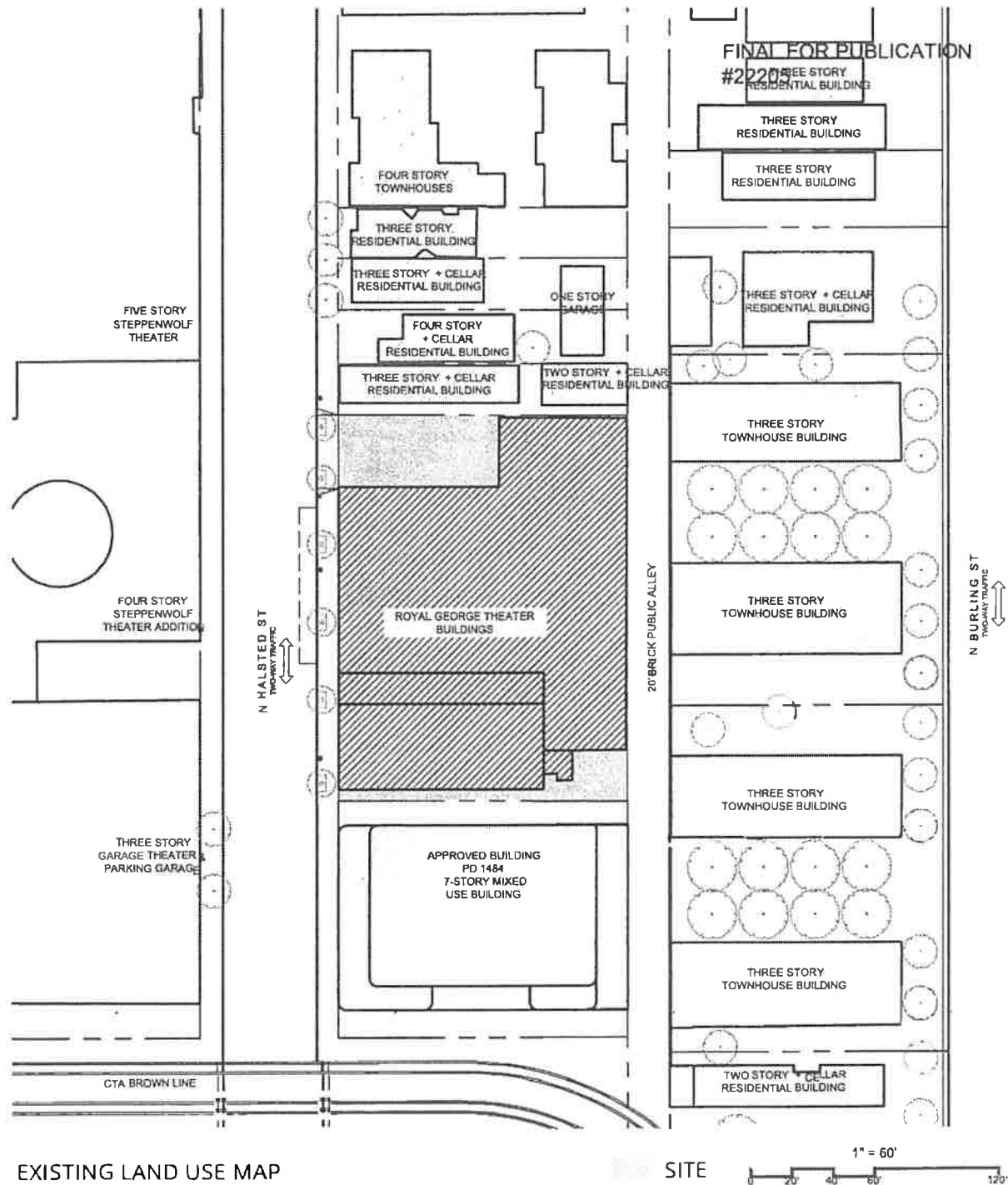
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LEVEL 8 PLAN

MAY 23, 2023

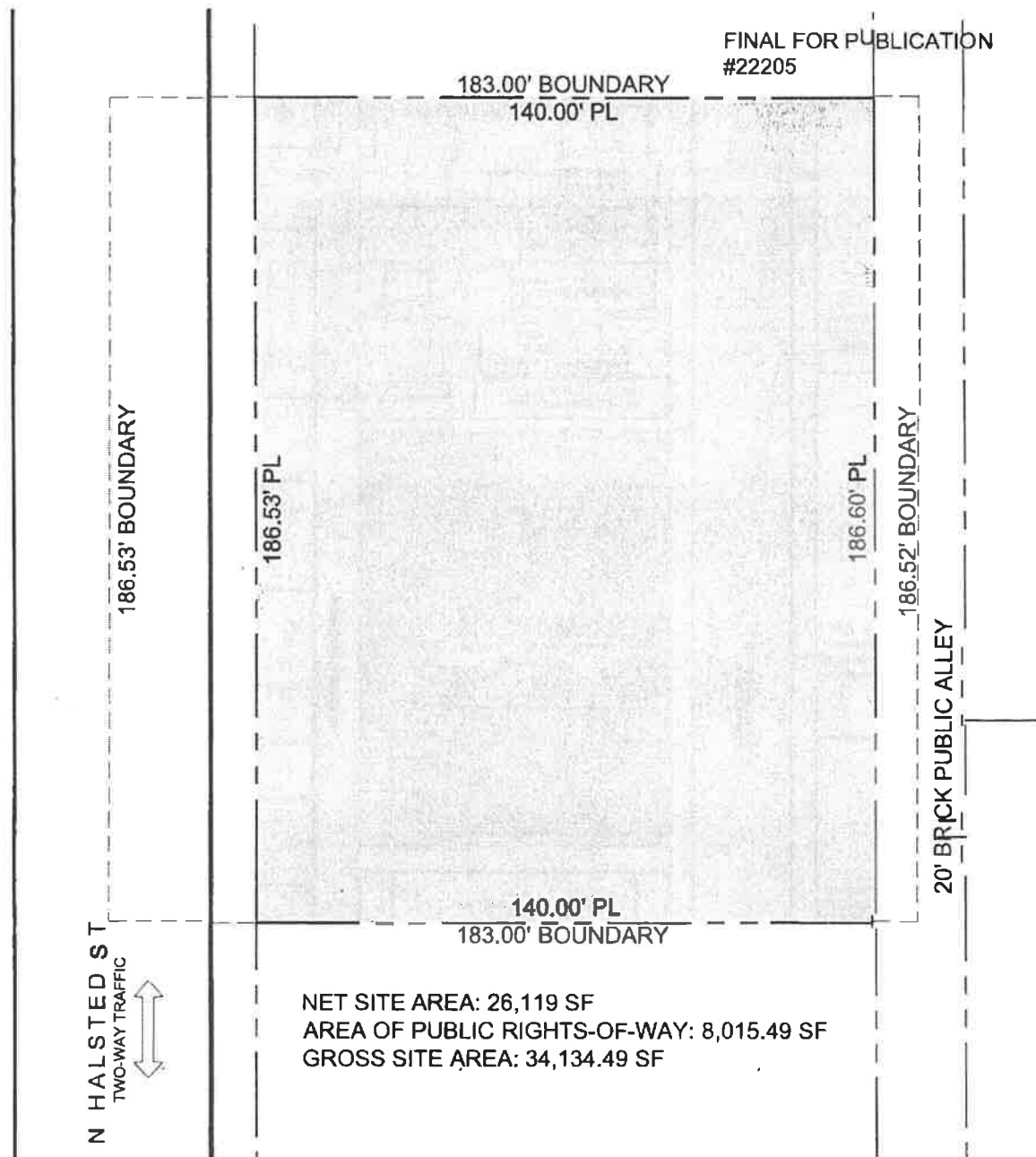




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 ADDRESS: 1633-1649 N HALSTED ST
 INTRODUCTION DATE: JUNE 21, 2023
 PLAN COMMISSION DATE: AUGUST 17, 2023

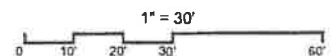


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SITE



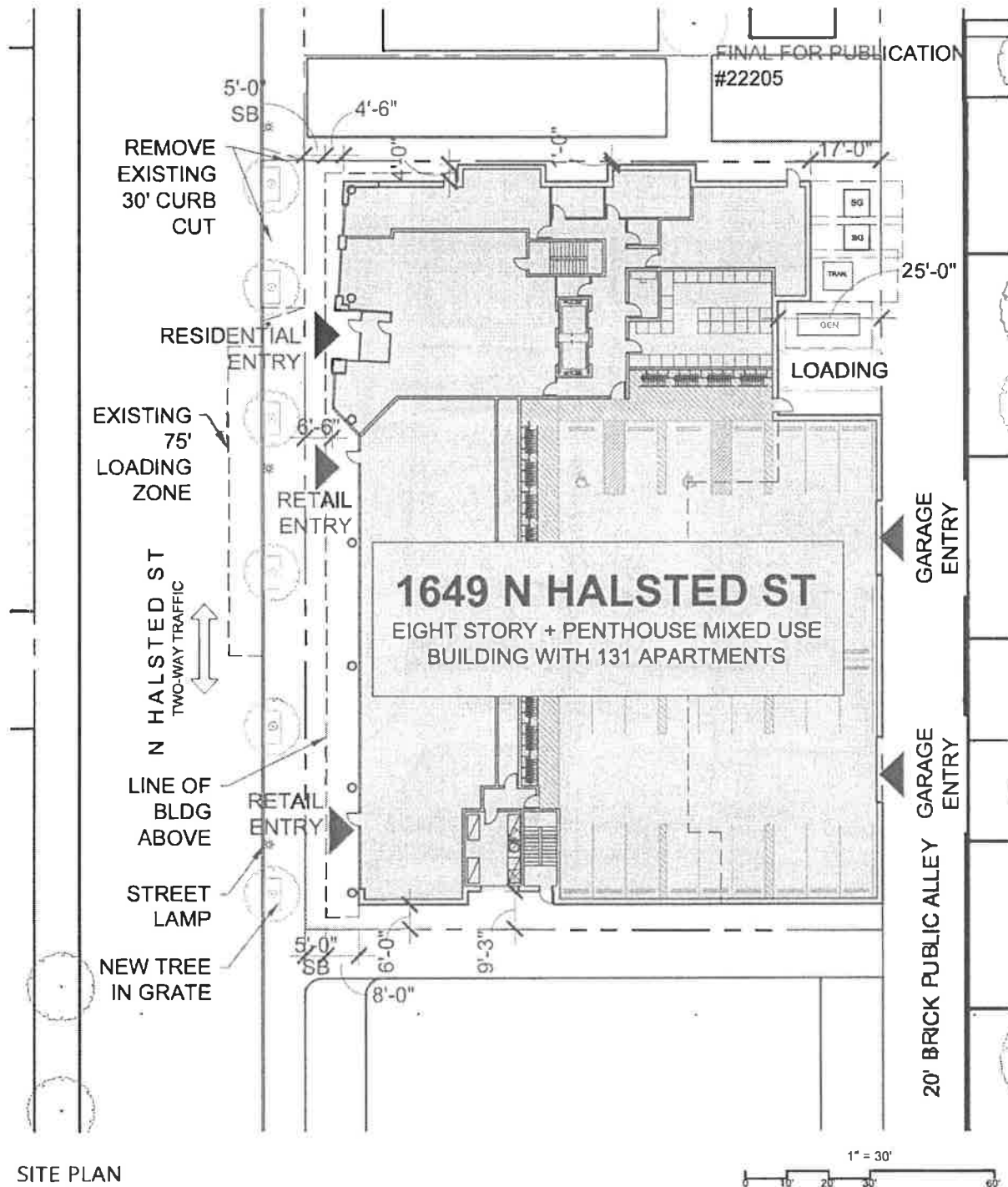
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ZONING MAP

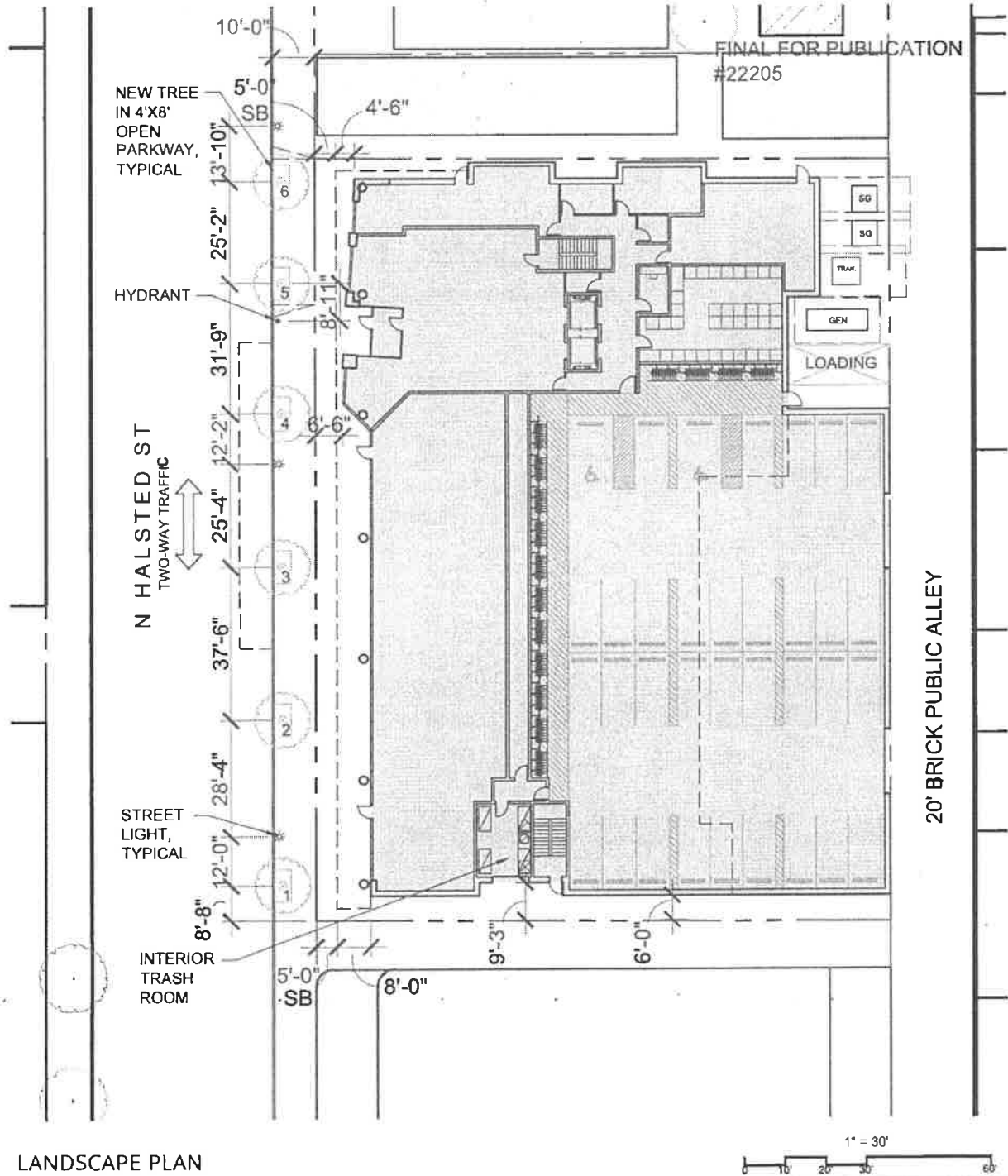
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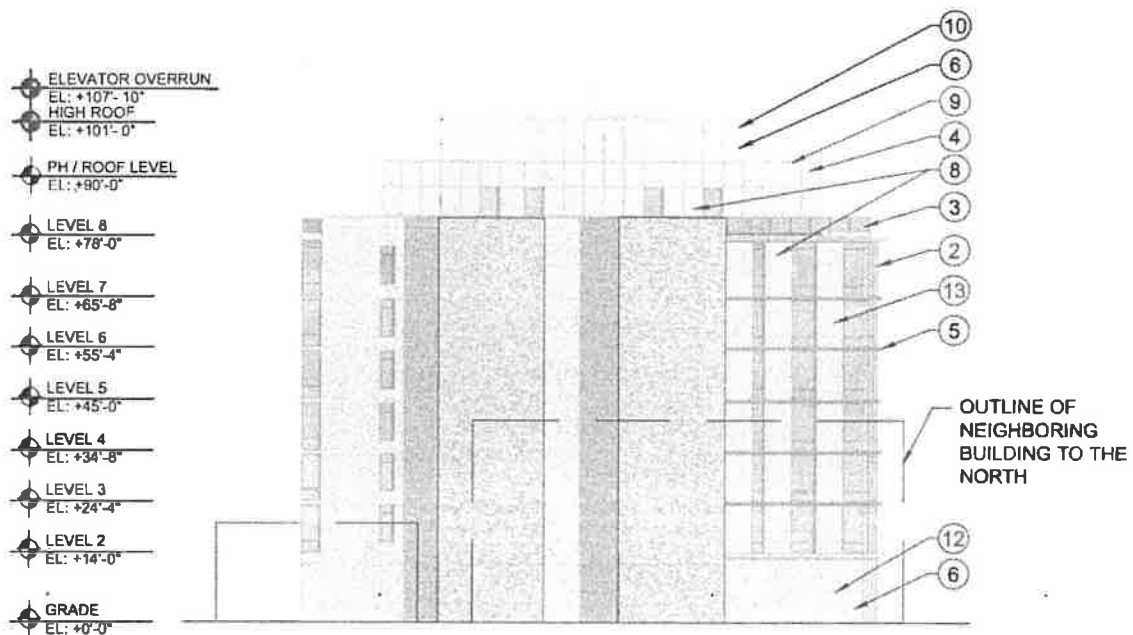
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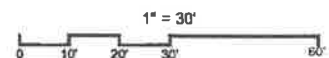
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- | | |
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| ① STOREFRONT SYSTEM | ⑧ WINDOW SYSTEM |
| ② WINDOW WALL SYSTEM | ⑨ COPING |
| ③ ALUMINUM AND GLASS RAILING
SYSTEM | ⑩ PERGOLA |
| ④ PANELIZED METAL PANEL
CLADDING SYSTEM COLOR 1 | ⑪ MECHANICAL SCREEN WALL |
| ⑤ PROJECTED SLAB | ⑫ BRICK |
| ⑥ CONCRETE COLUMN | ⑬ TERRACOTTA |
| ⑦ PANELIZED METAL PANEL
CLADDING SYSTEM COLOR 2 | ⑭ SLATTED WOOD TRANSOM |

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NORTH ELEVATION



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INTRODUCTION DATE: JUNE 21, 2023
PLAN COMMISSION DATE: AUGUST 17, 2023

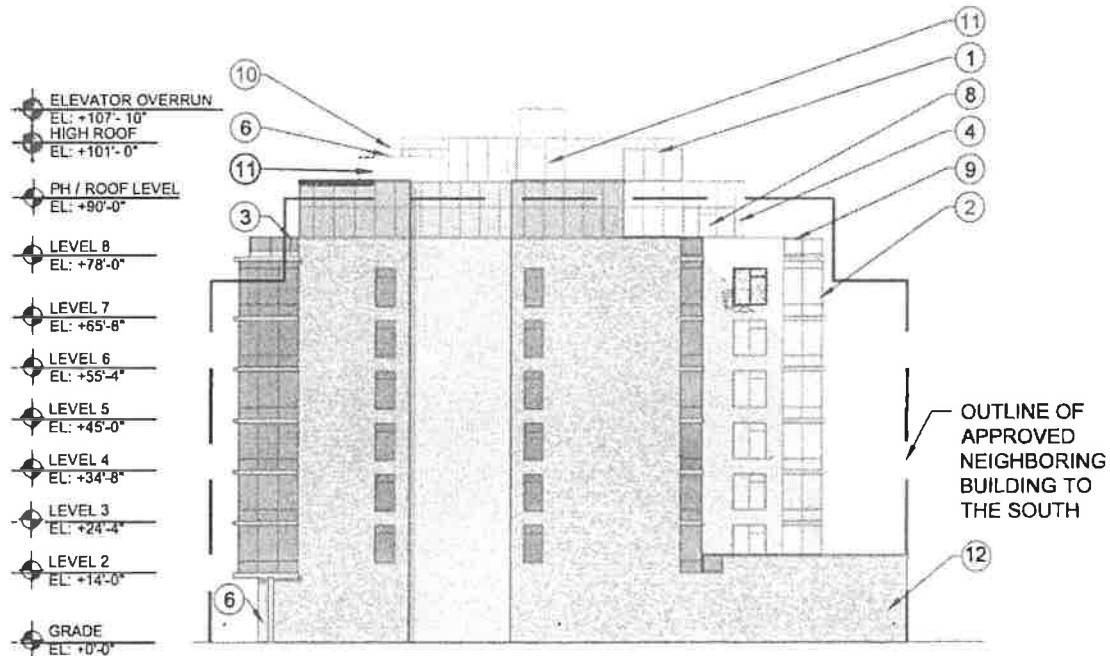
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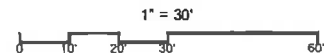
NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET

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| ① STOREFRONT SYSTEM | ⑧ WINDOW SYSTEM |
| ② WINDOW WALL SYSTEM | ⑨ COPING |
| ③ ALUMINUM AND GLASS RAILING SYSTEM | ⑩ PERGOLA |
| ④ PANELIZED METAL PANEL CLADDING SYSTEM COLOR 1 | ⑪ MECHANICAL SCREEN WALL |
| ⑤ PROJECTED SLAB | ⑫ BRICK |
| ⑥ CONCRETE COLUMN | ⑬ TERRACOTTA |
| ⑦ PANELIZED METAL PANEL CLADDING SYSTEM COLOR 2 | ⑭ SLATTED WOOD TRANSOM |

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SOUTH ELEVATION



APPLICANT: DK HALSTED LLC
ADDRESS: 1633-1649 N HALSTED ST
INTRODUCTION DATE: JUNE 21, 2023
PLAN COMMISSION DATE: AUGUST 17, 2023

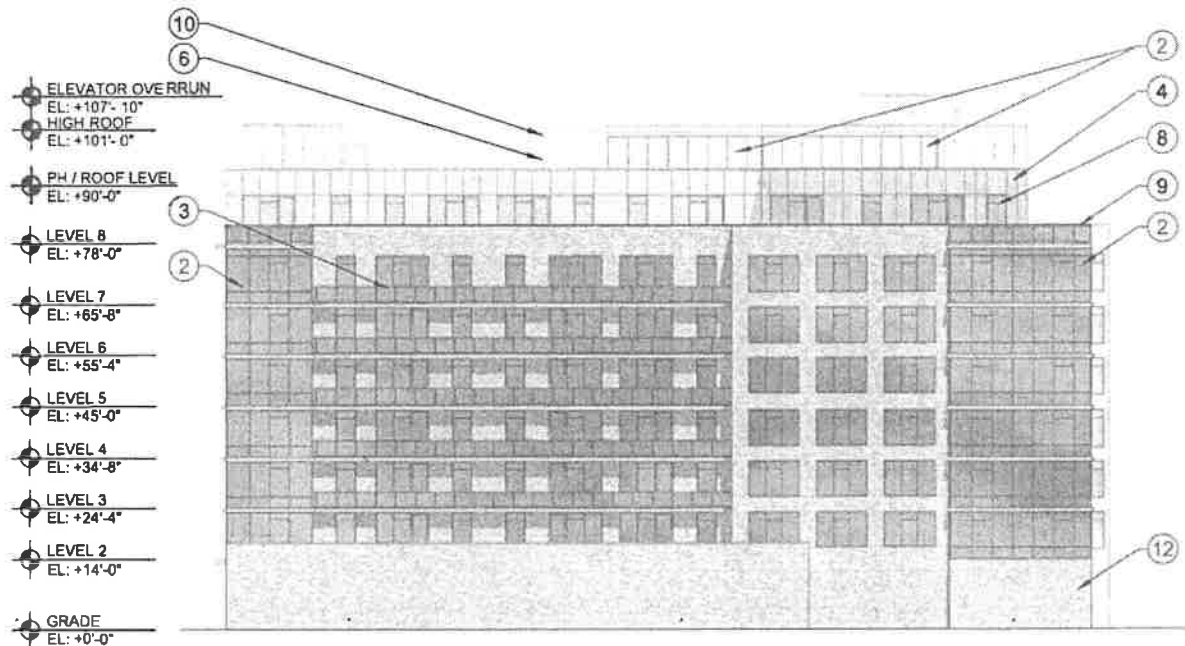
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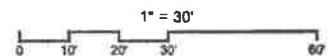
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| ① STOREFRONT SYSTEM | ⑧ WINDOW SYSTEM |
| ② WINDOW WALL SYSTEM | ⑨ COPING |
| ③ ALUMINUM AND GLASS RAILING
SYSTEM | ⑩ PERGOLA |
| ④ PANELIZED METAL PANEL
CLADDING SYSTEM COLOR 1 | ⑪ MECHANICAL SCREEN WALL |
| ⑤ PROJECTED SLAB | ⑫ BRICK |
| ⑥ CONCRETE COLUMN | ⑬ TERRACOTTA |
| ⑦ PANELIZED METAL PANEL
CLADDING SYSTEM COLOR 2 | ⑭ SLATTED WOOD TRANSOM |



EAST ELEVATION



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INTRODUCTION DATE: JUNE 21, 2023
PLAN COMMISSION DATE: AUGUST 17, 2023

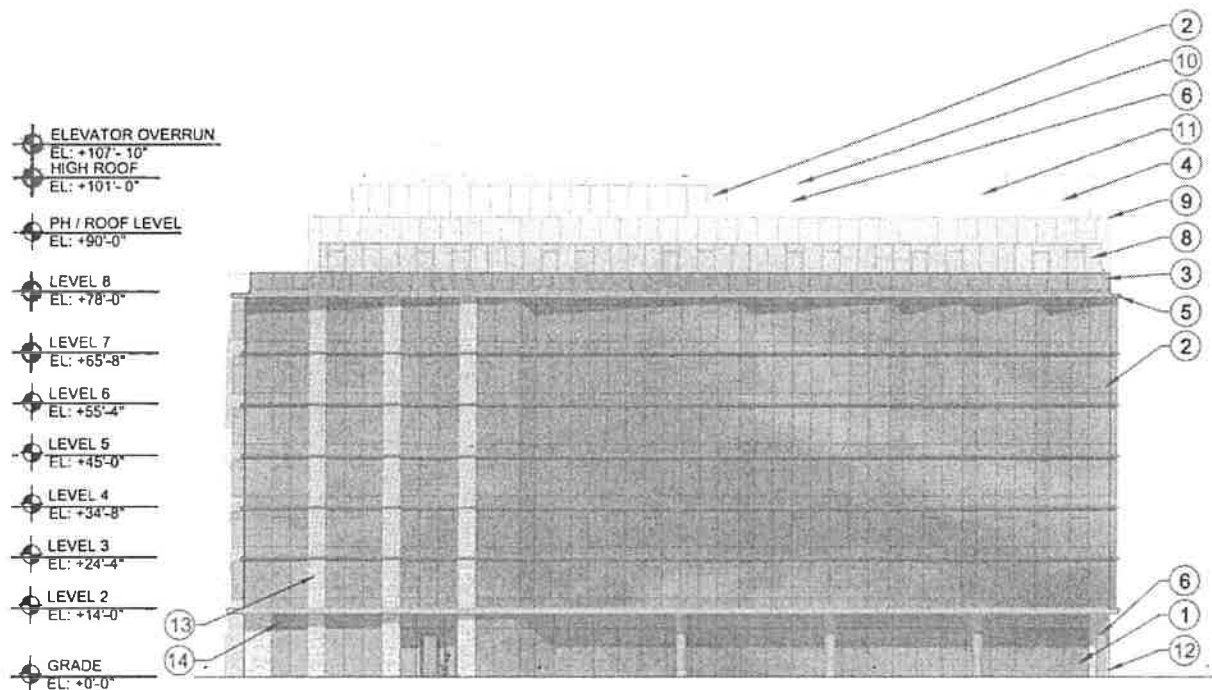
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|----------------------------------------------------|--------------------------|
| ① STOREFRONT SYSTEM | ⑥ WINDOW SYSTEM |
| ② WINDOW WALL SYSTEM | ⑨ COPING |
| ③ ALUMINUM AND GLASS RAILING
SYSTEM | ⑩ PERGOLA |
| ④ PANELIZED METAL PANEL
CLADDING SYSTEM COLOR 1 | ⑪ MECHANICAL SCREEN WALL |
| ⑤ PROJECTED SLAB | ⑫ BRICK |
| ⑧ CONCRETE COLUMN | ⑬ TERRACOTTA |
| ⑦ PANELIZED METAL PANEL
CLADDING SYSTEM COLOR 2 | ⑭ SLATTED WOOD TRANSOM |



WEST ELEVATION

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